

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROPOSED DISPOSITION OF PARCEL P-5 (subparcel 1, subparcel 2, subparcel 3, and subparcel 4)

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, State and Federal Law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, St. John's Episcopal Church has expressed a desire to purchase said Parcel P-5, subparcel 1, for the purpose of developing a yard; and

WHEREAS, Owen E. and Helen L. Brock have expressed a desire to purchase said Parcel P-5, subparcel 2, for the purpose of developing a yard; and

WHEREAS, John J. and Ann L. Chevalier have expressed a desire to purchase said Parcel P-5, subparcel 3, for the purpose of developing a yard; and

WHEREAS, John V. and Patricia M. Ward have expressed a desire to purchase said Parcel P-5, subparcel 4, for the purpose of developing a yard:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That St. John's Episcopal Church, Owen E. and Helen L. Brock, John J. and Ann L. Chevalier, and John V. and Patricia M. Ward be and hereby are designated as redevelopers of disposition Parcels P-5, sub-parcel 1; P-5, sub-parcel 2; P-5, sub-parcel 3; and P-5, sub-parcel 4, respectively, subject to:
 - (a) Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development.
 - (b) Completion of improvements within 6 months from date of conveyance.
2. That disposal of said parcels by negotiation is the appropriate method of making land available for redevelopment.
3. That it is hereby determined that St. John's Episcopal Church, Owen E. and Helen L. Brock, John J. and Ann L. Chevalier, and John V. and Patricia M. Ward, respectively, possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the subdivision of Parcel P-5 into P-5, sub-parcel 1; P-5, sub-parcel 2; P-5, sub-parcel 3; P-5, sub-parcel 4 in accordance with Section 602, Paragraph 15, of the Charlestown Urban Renewal Area, is hereby approved.
5. That the Director is hereby authorized for and in behalf of the Authority to execute and deliver Land Disposition Agreements for Disposition Parcels P-5, sub-parcel 1; P-5, sub-parcel 2; P-5, sub-parcel 3; P-5, sub-parcel 4, between the Authority as seller and St. John's Episcopal Church, Owen E. and Helen L. Brock, John J. and Ann L. Chevalier, and John V. and Patricia M. Ward, respectively, as buyers in consideration of that purchase price in which HUD concurrence is received, and the buyers' agreement to continue to maintain the Parcels, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

6. That the Director is further authorized to execute and deliver deeds conveying said parcels pursuant to such disposition agreements; and that the execution by the Director of such agreements and deeds to which a certificate of this vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

7. That the Director is further authorized to grant, to and for the benefit of abutting land owners, such easements of access and travel over disposition parcels P-5, subparcel 1; P-5, subparcel 2; P-5, subparcel 3; P-5, subparcel 4 as the Director shall deem necessary or appropriate, such easement grants to contain such terms and conditions as the Director shall deem proper and in the best interests of the Authority.

8. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposition transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure."

MEMORANDUM

APR 23 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Charlestown Mass R-55 / Designation Developers

The owners of property abutting Parcel P-5 have been notified of the availability of the lot, in accordance with the "Policies and Procedures for the Sale of Small Parcels..." which were adopted by the Authority on November 18, 1966.

The Charlestown Urban Renewal Plan provides that Parcel P-5 be made available for institutional use by the adjacent library. Residential use of the parcel is permitted as an alternative. A new library has been constructed in Charlestown and the institutional function of the existing library is being taken over by this new facility. It is therefore appropriate to elect the alternate use of Parcel P-5 and make the parcel available to the abutters for incidental residential use.

Letters of Interest have been received from five property owners and a meeting has been held between the interested parties and members of the staff. A division of the Parcel among four of the interested property owners was agreed upon by all those present.

It is recommended that the Authority adopt the attached resolution designating four of the owners of abutting property, as identified on the Summary Sheet and within the Resolution, as the redevelopers of Parcel P-5.

The disposition price of this lot is the subject of another memorandum being submitted to the Board today.

CHARLESTOWN URBAN RENEWAL AREA R-55

SUMMARY SHEET, PARCELS

<u>Parcel Number</u>	<u>Area Sq. Ft.</u>	<u>Proposed Developer</u>	<u>Proposed Treatment</u>
P-5(1)	1985	St. John's Episcopal Church 41 Monument Square Charlestown, Mass.	landscaping for yard space
P-5(2)	799	Owen E. and Helen L. Brock 40 Monument Avenue Charlestown, Mass.	landscaping for yard space
P-5(3)	1199	John J. and Ann L. Chevalier 58 Monument Avenue Charlestown, Mass.	landscaping for yard space
P-5(4)	1476	John V. and Patricia M. Ward 40 Monument Square Charlestown, Mass.	landscaping for yard space